

FOUR SEASONS FARM
HOMEOWNER'S ASSOCIATION

*A charming community in Kyle, Texas
just off IH-35 & FM 150 East*

E-mail: info@fourseasonsfarm.org
Website: www.fourseasonsfarm.org

c/o Goodwin Management, Inc.
11149 Research Blvd., Ste. 100
Austin, Texas 78759

**MINUTES OF THE MEETING OF THE BOARDS OF DIRECTORS OF FSFCA, INC.
June 18, 2008**

A regular meeting of the Board of Directors ("Board") of FSFCA, Inc. ("Corporation"), a Texas corporation, was held at 311 Spring Drive, Kyle, Texas. The following Directors participated: Robert W. McDonald, III, Nathan Harris and Nola K. Plumb.

Mr. McDonald acted as Chairman of the meeting. Ms. Plumb acted as the Secretary. It was determined that a quorum was present and Mr. McDonald called the meeting to order at 7:10 pm.

I. Organization Plan.

Appointment of Officers

The Board discussed the Officer positions needing filled. After discussion, upon motion duly made and seconded, the Board unanimously adopted the following resolutions:

RESOLVED, that the appointments of the following individuals effective as of June 18, 2008 to the positions with the Corporations set forth next to their respective names below be, and hereby are, ratified and approved in all respects:

Name	Positions
Nathan Harris	President
Robert W. McDonald, III	Vice President
Nola K. Plumb	Secretary and Treasurer

Number of Directors

The Board discussed the need to increase the number of Directors to help the Association continue growing.

RESOLVED, the Board voted to increase the number of Directors from three (3) to five (5), after this first year, at the next annual Homeowners Association ("HOA") Meeting in 2009.

II. Organization Development.

Meetings

After discussion, upon motion duly made and seconded, the Board unanimously approved the following resolution:

RESOLVED, Four Seasons Farm will have a Community Meeting on Tuesday, July 8, 2008 at 7:00 p.m. This will be the start of our quarterly Community meetings. Everyone from the Community is invited to attend, not just Home Owners. Thereafter, the meetings will be held on the 3rd Tuesday of the last month of each quarter, starting with September 16, 2008. Directors Meetings will follow shortly after each community meeting, for the first year, in order to act on any issues which may be brought up at the meetings. And, the HOA Meeting will remain annually.

HOA Website and Newsletter

Next, the Board discussed the HOA website and newsletter.

RESOLVED, It was decided that the HOA newsletter will be delivered quarterly after the July 2008 edition. The HOA website is currently undergoing a major overhaul and will be an excellent source of information for Four Seasons Farm in the very near future.

Committees

After discussion, upon motion duly made and seconded, the Board unanimously approved the following resolution:

RESOLVED, the Directors voted to create Committees, in addition to the committees which are already formed in accordance with the Bylaws, for the Four Seasons Farm Community. Each committee will have an Officer-in-Charge, Coordinator, and Assistant Coordinator which will come from our community volunteers. The Officer-in-Charge will be a Director. An Officer-in-Charge was assigned to each committee. The Committees, including their purposes, are as follows:

1. MODIFICATION COMMITTEE

- Officer-in-Charge [Director]: Robert McDonald, III
- Coordinator:
- Assistant Coordinator:

Purpose: The committee evaluates potential residential modifications. Further, information on this committee can be found in the Bylaws.

2. COMMUNICATION COMMITTEE

- Officer-in-Charge [Director]: Nola K. Plumb
- Coordinator:
- Assistant Coordinator:

Purpose: The committee is responsible for communicating association-related information to association members.

- Produce and distribute the FSFHOA Newsletter;
- Create and maintain the Association's web site;
- Maintain the FSFHOA Address Book (address, telephone, and e-mail) (coordinate information with the Management Company);
- Generate revenue for the Association by securing Website and Newsletter advertising;
- Necessary e-mails to Association Members;
- Ensure that the Association's communications are professionally done and easily accessible to all members;
- Publish Calendar of Events (from Social Committee) & Meetings;
- Publish alert links (from Neighborhood Watch Committee); and,
- Accept nominations and determine Neighbor of the Month

3. SOCIAL COMMITTEE

- Officer-in-Charge [Director]: Nola K. Plumb
- Coordinator:
- Assistant Coordinator:

Purpose: The committee plans a wide variety of events and activities throughout the year for the Association members.

- The events may include, but are not limited to, mixers, street/block parties, holiday party, Bonko night, Texas hold'em games, wine tastings, various outings, yard/garage sale fundraisers, National Night Out, Easter egg hunt, scrap-booking, parade participation, end of Summer Bash, and CPR classes.
- Create and maintain Calendar of Events (for Communication Committee).

4. NEIGHBORHOOD WATCH

- Officer-in-Charge [Director]: Nathan Harris
- Coordinator:
- Assistant Coordinator:

Purpose: The committee is dedicated to working with law enforcement in an effort to reduce criminal activities and make our community safer. It also provides assistance, when possible, to neighbors in need.

- Safety signs;
- Watches;
- Alerts (links posted on HOA website);
- Emergency preparedness; and,
- Helping hand.

5. BEAUTIFICATION COMMITTEE

- Officer-in-Charge [Director]: Nathan Harris
- Coordinator:
- Assistant Coordinator:

Purpose: The committee is dedicated to making FSF more beautiful.

- a. Yard of the Month;
- b. Lot mowing issues (works with Management Company);
- c. Yard complaints (works with Management Company);
- d. Clean up lake area (with help of Youth Group /Developers/ City);
- e. Street lights;
- f. Clogged drains;
- g. Christmas Deco contest;
- h. Park development information; and,
- i. FSF community areas.

6. YOUTH GROUP

- Officer-in-Charge [Director]: Nathan Harris
- Coordinator:
- Assistant Coordinator:
- Jr.. Coordinator:
- Jr. Assistant Coordinator:

Purpose: The committee puts the ideas of young people to work to address important neighborhood and community needs. It gets young people involved in positive activities, with the intention of promoting positive future leaders. This group is to be carried out by young people with adults serving as supervisors.

- a. Fun things to do can include, but are not limited to, group outings, lock-in overnights, movie in the park, camping trips, and parade participations;
- b. Babysitting training;
- c. CPR classes;
- d. Competitive teams;
- e. Community Works program
- f. Create and maintain Youth Group Calendar of Events (for Communication Committee); and,
- g. Volunteer opportunities.

7. WELCOMING COMMITTEE

- Officer-in-Charge [Director]: Nola K. Plumb
- Coordinator:
- Assistant Coordinator:

Purpose: The committee is to reach out to new families upon arrival and ensure that they are made to feel welcome. The Committee provides Welcome baskets/bags to new members, which contain information about the FSFHOA, and coupons and gifts from local businesses. This committee also makes new arrivals aware of Texas , Hays County , the City of Kyle government and business entities. This committee also familiarizes the new arrival with the FSFHOA website and its contents. This is one of the easiest ways to get involved with the neighborhood, to meet your neighbors, and to let new neighbors know they have moved to the best neighborhood in Kyle.

- a. Obtain contact information (address, telephone, e-mail) of all new arrivals (for Communication Committee). If new family is a renter, also obtain owner contact information.

8. FINANCE & RESERVE COMMITTEE

- Officer-in-Charge [Director]: Nola K. Plumb
- Coordinator:
- Assistant Coordinator:

Purpose: The committee develops the budget and provides other financial analyses concerning the association's financial affairs.

- a. Assists Treasurer;
- b. Audits management company financial data monthly for HOA;
- c. Conducts reserve study when appropriate. A reserve study is one of the most valuable planning tools available to the Board of a homeowner association (HOA). It measures all HOA components that require repair and replacement within (usually) a 30- year projection period. It provides a schedule for performing each event, a budget estimate based on today's cost, and a funding plan so the Board can anticipate the cost and gather the necessary money. In essence, a reserve study provides a playbook that the Board can use to ensure the existence and solvency of the HOA in the future.

(Member Limit: 4)

FURTHER RESOLVED, information regarding committees:

- 1.The purpose of any committee can be expanded or changed at any time with the approval of the Officer-in-Charge.
- 2.Any member may be removed from a Committee with or without cause by the Officer-in-Charge or by the Board of Directors.
- 3.Committee Coordinator and Assist Coordinator terms are for two (2) years, unless unable to do so by reason of resignation, removal, or disqualification. A vacancy of either position may be filled by the Officer-in-Charge or the Board of Directors.
- 4.All committees are to keep Minutes of their meetings, as well as Goals to be met.
- 5.It is up to the Committee to determine how often it meets, which could be monthly.

III. Administration and Legal.

Board Meeting Dates. Ms. Plumb led a discussion regarding the schedule for meetings for the Boards for the balance of calendar year 2009. After discussion, and upon motion duly made and seconded, the Board adopted the following resolutions unanimously:

RESOLVED, that the Board hereby adopts, approves and ratifies the following schedule of regular meetings of the Boards for the balance of calendar year 2007, which shall be in addition to any special meetings of the Boards as may be called by the Boards from time to time in accordance with the bylaws of each of the Corporations:

September 17, 2008 - 7:00 p.m.

December 17, 2008 - 7:00 p.m.

IV. General.

After discussion, upon motion duly made and seconded, the Boards unanimously approved the following resolution:

RESOLVED, that the Authorized Officers be, and each of them acting alone hereby is, authorized and empowered and directed, on behalf of the Corporation to take all such further necessary or desirable actions, including, without limitation, any and all actions necessary to implement the transactions contemplated by the matters referred to herein, to cause to be prepared, executed, delivered and filed, all such documents, agreements, instruments, amendments, modifications, waivers, consents and applications and to make all expenditures and incur all expenses which they in their discretion deem necessary to carry out fully the foregoing resolutions, and the purposes and intent thereof, and the execution and delivery of any of the foregoing or the payment of any such expenditure in connection with the foregoing matters shall conclusively establish their authority therefore from the Corporate and the approval and ratification by the Corporation, of the documents or instruments so executed, the expenses or expenditures so paid and the action so taken.

V. Adjourn

There being no further business to come before the Boards and, upon motion duly made and seconded the meeting was adjourned at 8:30 pm.

Nola K. Plumb
Secretary